

Items for the November 2004 TRACS Release

The following is a list of five items from the Draft TRACS Release 202C Industry Specification document. These items will be included in the TRACS November 2004 release.

1. Modify certification logic to reject any certification for subsidy types other than PRACs with an assistance payment amount of zero. This will prevent adding zero assistance certifications to the database distorting the compliance percentage calculation. This change affects the Tenant Batch System.
2. Modify certification logic to comply with the HUD 4350.3 REV-1 minimum rent calculation for Police/Security tenants. This change affects the Tenant Batch System.

Previously, the Total Tenant Payment (TTP) had to be at least 50% of contract rent. Under this release there is a different algorithm for determining the TTP.

- Calculate the Annual Income and TTP using the standard Section 8 algorithm.
 - If the contract is Pre-1981 compare the Annual Income to the Low Income Limit Amount.
 - If the contract is Post-1981 compare the Annual Income to the Very Low Income Amount.
 - If the Annual Income is greater than the income limit amount to which it was compared, the correct TTP is the greater of the TRACS calculated TTP (rounded to a whole number) and the TTP submitted in the MAT10, Section 2 .
 - If the Annual Income is not greater than the income limit amount to which it was compared, the police/security tenant qualifies for normal Section 8.
3. Modify the certification logic to add an edit identifying Section 8, RAP, and PAC certifications with a Total Tenant Payment (TTP) that is greater than the Gross Rent. This will prevent ineligible tenants into the system. Edits will be added to November release to limit the number of conspicuously invalid certifications added to the Tenant database and to identify certifications with invalid amounts that currently aren't being caught. This change affects the Tenant Batch System.
 4. Modify the annual re-certification logic to ensure that the move-in date is less than the transaction effective date, and that the transaction effective date "day" is "01. These edits close holes in the current systems that permit improper key dates into the system. These changes affect the Tenant Batch System.

5. Modify the HQ Termination process to set the transaction effective date to the next re-certification date minus one day. This addresses the current confusion in the Industry by establishing a standard for the date. This change affects the Tenant Batch System.